



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**January 31, 2023**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

**Presented by: Sunstate Association Management Group, Inc.**

02/27/23

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of January 31, 2023

|  | Jan 31, 23       |
|--|------------------|
| <b>ASSETS</b>                          |                  |
| <b>Current Assets</b>                  |                  |
| <b>Checking/Savings</b>                |                  |
| <b>Operating Account</b>               |                  |
| Cadence Operating 9396                 | 1,933.53         |
| Due (To)/From Reserves                 | 0.25             |
| <b>Total Operating Account</b>         | 1,933.78         |
| <b>Reserve Account</b>                 |                  |
| Cadence MM 8703                        | 42,618.82        |
| Due (To)/From Operating                | (0.25)           |
| <b>Total Reserve Account</b>           | 42,618.57        |
| <b>Total Checking/Savings</b>          | 44,552.35        |
| <b>Accounts Receivable</b>             |                  |
| Accounts Rec / Prepaid Assess          | 238.37           |
| <b>Total Accounts Receivable</b>       | 238.37           |
| <b>Total Current Assets</b>            | 44,790.72        |
| <b>TOTAL ASSETS</b>                    | <b>44,790.72</b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                  |
| <b>Liabilities</b>                     |                  |
| <b>Current Liabilities</b>             |                  |
| Accounts Payable                       |                  |
| Accounts Payable                       | 165.70           |
| <b>Total Accounts Payable</b>          | 165.70           |
| <b>Other Current Liabilities</b>       |                  |
| Deferred Assessment Income             | 5,523.50         |
| <b>Total Other Current Liabilities</b> | 5,523.50         |
| <b>Total Current Liabilities</b>       | 5,689.20         |
| <b>Long Term Liabilities</b>           |                  |
| Reserve                                | 42,618.57        |
| <b>Total Long Term Liabilities</b>     | 42,618.57        |
| <b>Total Liabilities</b>               | 48,307.77        |
| <b>Equity</b>                          |                  |
| Operating Fund Balance                 | (1,829.31)       |
| Retained Earnings                      | (286.44)         |
| Net Income                             | (1,401.30)       |
| <b>Total Equity</b>                    | (3,517.05)       |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>44,790.72</b> |

**Mango Park Homeowners Association, Inc.**  
**Revenue & Expense - Comparison Actual To Budget**  
**January 2023**

02/27/23

|                                     | Jan 23                   | Budget             | \$ Over Bud...           | Jan 23                   | YTD Budget         | \$ Over Bud...           | Annual Bu...       |
|-------------------------------------|--------------------------|--------------------|--------------------------|--------------------------|--------------------|--------------------------|--------------------|
| <b>Ordinary Income/Expense</b>      |                          |                    |                          |                          |                    |                          |                    |
| <b>Income</b>                       |                          |                    |                          |                          |                    |                          |                    |
| <b>Income</b>                       |                          |                    |                          |                          |                    |                          |                    |
| <b>Maintenance Fees</b>             | 2,761.75                 | 2,761.75           | 0.00                     | 2,761.75                 | 2,761.75           | 0.00                     | 33,141.00          |
| <b>Reserve Fees</b>                 | 2,994.75                 | 2,994.75           | 0.00                     | 2,994.75                 | 2,994.75           | 0.00                     | 11,979.00          |
| <b>Late Fees</b>                    | 28.27                    | 0.00               | 28.27                    | 28.27                    | 0.00               | 28.27                    | 0.00               |
| <b>Reserve Interest Income</b>      | 4.32                     | 0.00               | 4.32                     | 4.32                     | 0.00               | 4.32                     | 0.00               |
| <b>Total Income</b>                 | <u>5,789.09</u>          | <u>5,756.50</u>    | <u>32.59</u>             | <u>5,789.09</u>          | <u>5,756.50</u>    | <u>32.59</u>             | <u>45,120.00</u>   |
| <b>Total Income</b>                 | 5,789.09                 | 5,756.50           | 32.59                    | 5,789.09                 | 5,756.50           | 32.59                    | 45,120.00          |
| <b>Expense</b>                      |                          |                    |                          |                          |                    |                          |                    |
| <b>Administration</b>               |                          |                    |                          |                          |                    |                          |                    |
| <b>Ins/ OD/ FID/ Bond/ Cas/ ...</b> | 0.00                     | 285.41             | (285.41)                 | 0.00                     | 285.41             | (285.41)                 | 3,425.00           |
| <b>Management</b>                   | 577.50                   | 577.50             | 0.00                     | 577.50                   | 577.50             | 0.00                     | 6,930.00           |
| <b>Compliance Software</b>          | 60.00                    | 30.00              | 30.00                    | 60.00                    | 30.00              | 30.00                    | 360.00             |
| <b>Office Expense</b>               | 442.66                   | 129.16             | 313.50                   | 442.66                   | 129.16             | 313.50                   | 1,550.00           |
| <b>Professional Services</b>        | 0.00                     | 89.59              | (89.59)                  | 0.00                     | 89.59              | (89.59)                  | 1,075.00           |
| <b>Social</b>                       | 0.00                     | 16.66              | (16.66)                  | 0.00                     | 16.66              | (16.66)                  | 200.00             |
| <b>State Annual Report</b>          | 0.00                     | 7.16               | (7.16)                   | 0.00                     | 7.16               | (7.16)                   | 86.00              |
| <b>Total Administration</b>         | <u>1,080.16</u>          | <u>1,135.48</u>    | <u>(55.32)</u>           | <u>1,080.16</u>          | <u>1,135.48</u>    | <u>(55.32)</u>           | <u>13,626.00</u>   |
| <b>Common Property</b>              |                          |                    |                          |                          |                    |                          |                    |
| <b>Entry Sign/ Wall Maint/ L...</b> | 1,850.00                 | 83.34              | 1,766.66                 | 1,850.00                 | 83.34              | 1,766.66                 | 1,000.00           |
| <b>Property R&amp;M</b>             | 90.95                    | 100.00             | (9.05)                   | 90.95                    | 100.00             | (9.05)                   | 1,200.00           |
| <b>Mailbox R&amp;R</b>              | 0.00                     | 100.00             | (100.00)                 | 0.00                     | 100.00             | (100.00)                 | 1,200.00           |
| <b>Pond Maintenance</b>             | 135.00                   | 141.66             | (6.66)                   | 135.00                   | 141.66             | (6.66)                   | 1,700.00           |
| <b>Total Common Property</b>        | <u>2,075.95</u>          | <u>425.00</u>      | <u>1,650.95</u>          | <u>2,075.95</u>          | <u>425.00</u>      | <u>1,650.95</u>          | <u>5,100.00</u>    |
| <b>Grounds</b>                      |                          |                    |                          |                          |                    |                          |                    |
| <b>Grounds Contract</b>             | 788.33                   | 827.91             | (39.58)                  | 788.33                   | 827.91             | (39.58)                  | 9,935.00           |
| <b>Mulch</b>                        | 0.00                     | 83.34              | (83.34)                  | 0.00                     | 83.34              | (83.34)                  | 1,000.00           |
| <b>Irrig R&amp;M</b>                | 0.00                     | 41.66              | (41.66)                  | 0.00                     | 41.66              | (41.66)                  | 500.00             |
| <b>Total Grounds</b>                | <u>788.33</u>            | <u>952.91</u>      | <u>(164.58)</u>          | <u>788.33</u>            | <u>952.91</u>      | <u>(164.58)</u>          | <u>11,435.00</u>   |
| <b>Utilities</b>                    |                          |                    |                          |                          |                    |                          |                    |
| <b>Electric- Lights (50334)</b>     | 216.08                   | 208.34             | 7.74                     | 216.08                   | 208.34             | 7.74                     | 2,500.00           |
| <b>Electric - Pump (31712)</b>      | 30.80                    | 40.00              | (9.20)                   | 30.80                    | 40.00              | (9.20)                   | 480.00             |
| <b>Total Utilities</b>              | <u>246.88</u>            | <u>248.34</u>      | <u>(1.46)</u>            | <u>246.88</u>            | <u>248.34</u>      | <u>(1.46)</u>            | <u>2,980.00</u>    |
| <b>Total Expense</b>                | <u>4,191.32</u>          | <u>2,761.73</u>    | <u>1,429.59</u>          | <u>4,191.32</u>          | <u>2,761.73</u>    | <u>1,429.59</u>          | <u>33,141.00</u>   |
| <b>Net Ordinary Income</b>          | <u>1,597.77</u>          | <u>2,994.77</u>    | <u>(1,397.00)</u>        | <u>1,597.77</u>          | <u>2,994.77</u>    | <u>(1,397.00)</u>        | <u>11,979.00</u>   |
| <b>Other Income/Expense</b>         |                          |                    |                          |                          |                    |                          |                    |
| <b>Other Expense</b>                |                          |                    |                          |                          |                    |                          |                    |
| <b>Reserve Interest Transfer</b>    | 4.32                     | 0.00               | 4.32                     | 4.32                     | 0.00               | 4.32                     | 0.00               |
| <b>Transfer to Reserve</b>          | 2,994.75                 | 2,994.75           | 0.00                     | 2,994.75                 | 2,994.75           | 0.00                     | 11,979.00          |
| <b>Total Other Expense</b>          | <u>2,999.07</u>          | <u>2,994.75</u>    | <u>4.32</u>              | <u>2,999.07</u>          | <u>2,994.75</u>    | <u>4.32</u>              | <u>11,979.00</u>   |
| <b>Net Other Income</b>             | <u>(2,999.07)</u>        | <u>(2,994.75)</u>  | <u>(4.32)</u>            | <u>(2,999.07)</u>        | <u>(2,994.75)</u>  | <u>(4.32)</u>            | <u>(11,979.00)</u> |
| <b>Net Income</b>                   | <u><u>(1,401.30)</u></u> | <u><u>0.02</u></u> | <u><u>(1,401.32)</u></u> | <u><u>(1,401.30)</u></u> | <u><u>0.02</u></u> | <u><u>(1,401.32)</u></u> | <u><u>0.00</u></u> |